

Before the Board of Zoning Adjustment, D.C.

PUBLIC HEARING - June 18, 1969

Appeal No. 10076 1776 Massachusetts Avenue Associates, appellant.

THE ZONING ADMINISTRATOR OF THE DISTRICT OF COLUMBIA, appellee.

On motion duly made, seconded and unanimously carried, the following Order was entered at the meeting of the Board on June 24, 1969.

EFFECTIVE DATE OF ORDER - August 20, 1969

ORDERED:

That the appeal for permission to erect SP office building with roof structures in accordance with Section 3308 and approval to occupy building with offices for chancery, non-profit organization (including Governmental Affairs Institute on 6 floors) labor union and professional persons at 1770 Massachusetts Avenue, NW., lots 820, 837 and 75, Square 158, be conditionally granted.

FINDINGS OF FACT:

1. The subject property is located in an SP District.
  2. The area of appellant's lots is 14,640 square feet.
  3. Appellant proposes to erect a seven (7) story plus lobby office building with a floor area of 80,444 square feet with an FAR of 5.5 with penthouse to include elevator equipment, a transformer, and mechanical equipment.
  4. The area of the proposed roof structure is 4,445 square feet with an FAR of .29.
  5. The material and color of the street facade of the proposed building is to be brick, masonry, shaded windows, and dark metal.
  6. The material and color of the proposed roof structure is brick and masonry.
  7. Appellant proposes to provide 67 off-street parking spaces, or 23 in excess of Regulation requirements.
  8. This appeal was heard under plan by Leo Kornblat Associates, Architects, drawings numbered A-1, A-6, and A-7, approved as noted by Arthur P. Davis, architect-member of the Board, on July 24, 1969.
  9. Appellant amends this appeal to request approval of the Governmental Affairs Institute, a non-profit organization, which seeks to use a portion of the lobby, second, third and fourth floors.
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10. The activities of the Institute will consist of designing and conducting programs of study and observation for visitors to the United States, consulting and assisting in educational and scientific programs.

11. It is estimated that there will be approximately 80 employees working between the hours of 9:00 a.m. and 5:30 p.m., five days a week, with normal overtime.

12. No opposition to the granting of this appeal was registered at the public hearing.

13. The Department of Highways and Traffic offers no objection to the granting of this appeal but states that "...the construction of this new office building may create certain traffic problems on Massachusetts Avenue during its construction."

OPINION:

The Board is of the opinion that the proposed SP office building will be in harmony with existing uses of neighboring and adjoining properties and will not create any dangerous or otherwise objectionable traffic conditions.


Further, we hold that the roof structures of this proposed office building will harmonize with the street frontage of the building in architectural character, material and color. The roof structures are in harmony with the purpose and intent of the Zoning Regulations and will not tend to affect adversely the use of neighboring property.

This Order shall be subject to the following conditions:

- (a) Permission is granted for the Governmental Affairs Institute to occupy a portion of this building. The floor area and location may be changed without further Order of this Board.
- (b) The Board retains jurisdiction over the use of space in the subject premises by non-profit organizations.
- (c) No loading or unloading or other obstructions are to be allowed on Massachusetts Avenue during the morning or evening rush hours.

BY ORDER OF THE D.C. BOARD OF ZONING ADJUSTMENT

ATTESTED:

By:   
CHARLES E. MORGAN  
Secretary of the Board

THE ORDER OF THE BOARD IS VALID FOR A PERIOD OF SIX MONTHS ONLY UNLESS APPLICATION FOR A BUILDING AND/OR OCCUPANCY PERMIT IS FILED WITH THE DIRECTOR OF LICENSES AND INSPECTIONS WITHIN A PERIOD OF SIX MONTHS AFTER THE EFFECTIVE DATE OF THIS ORDER.